



MINUTES

Ordinary Council Meeting

8 November 2016

**MINUTES OF MACKENZIE DISTRICT COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, FAIRLIE
ON TUESDAY, 8 NOVEMBER 2016 AT 9:30AM**

PRESENT: Graham Smith (Mayor), Cr James Leslie (Deputy Mayor), Cr Russell Armstrong (Councillor), Cr Anne Munro (Councillor), Cr Stuart Barwood (Councillor), Cr Chris Clarke (Councillor), Cr Paul Hannagan (Councillor).

IN ATTENDANCE: Wayne Barnett (Chief Executive Officer), Paul Morris (Chief Financial Officer), Toni Morrison (Projects and Administration Manager) and Keri-Ann Little (Committee Administrator).

1 OPENING

The Mayor welcomed all present to the meeting.

2 APOLOGIES

Nil

3 VISITORS

10:15am Community Board members Stella Sweney, Norman Geary and Jacqui de Buyzer will attend the meeting to be sworn in by The Mayor to their respective Boards.

11:00am Colin Stevens, Michael Campbell and Eli Watson from Genesis Energy to speak to agenda report Proposed Sale of Strategic Land.

4 DECLARATIONS OF INTEREST

Nil

5 BEREAVEMENTS

The Mayor noted the following bereavements and a moment silence was observed.

James JONES

Joshua HAMPTON

June WATERS

Eileen MCDONALD

Wally ARGUS

6 MAYOR'S REPORT**6.1 MAYORAL ACTIVITIES REPORT****RESOLUTION 2016/20**

Moved: Cr Russell Armstrong

Seconded: Mayor Graham Smith

That the report be received.

CARRIED

The report outlined The Mayor's activities from 12 October to 8 November 2016.

7 PUBLIC EXCLUDED REPORTS

Report discussed in Public Excluded.

8 REPORTS**8.1 CHIEF EXECUTIVE'S REPORT****RESOLUTION 2016/21**

Moved: Cr Anne Munro

Seconded: Cr Paul Hannagan

That the information be noted.

CARRIED

The report outlined the Chief Executive Officer's activities from 14 September to 7 November 2016.

The Mayor noted new staffing appointments.

Cr Munro asked if the meeting held with Timaru Police on the 25th of October was the same meeting the Mayor attended. Mr Barnett replied yes it was and that the meeting was to discuss the recent resignation of the Tekapo Police Officer. He confirmed Police were hopeful to appoint a new Policeman for Tekapo before Christmas.

The Mayor asked for information regarding Mr Barnett's meeting with Hurunui District Council Information Technology Department. Mr Barnett said the meeting was to discuss operational matters. He added new technology had been purchased to assist with teleconferencing availability for Twizel.

Cr Armstrong expressed concern regarding the time taken to appoint a new Building Manager. Mr Barnett replied Council are currently in the process of appointing a new Building Manager.

8.2 CHRISTCHURCH CANTERBURY TOURISM PROGRESS REPORT NOVEMBER 2016**RESOLUTION 2016/22**

Moved: Cr James Leslie

Seconded: Cr Anne Munro

That the information be noted.

CARRIED

The report summarises the agreed activity outlined in the Memorandum of Understanding from 1 July to 1 November 2016.

8.4 COMMON SEAL**PURPOSE OF REPORT**

The following documents have been prepared in accordance with previous resolutions of the Council and/or the provisions of the Local Government Act, 1993 and other relevant statutes.

It is now proposed that the Council authorise the signing and sealing of these documents.

RESOLUTION 2016/23

Moved: Cr James Leslie

Seconded: Cr Russell Armstrong

That the following documents be executed under the Common Seal of the Council:

1. 830 Deed of assignment of least between Ian Hugh Currie, Patricia Ann Currie, PMC Trust Management Limited and Mackenzie District Council. Hutt Site No 12, lake Alexandrina, Outlet Settlement. 30 June 2016.
2. 831 Sale and Purchase Agreement 465728 between Wanaka Law and Mackenzie District Council. 24 May 2016
3. 832 Proxy form Alpine Energy Limited signatures Cr Graham Smith and Chief Financial Officer Mr Paul Morris. 26 July 2016.
4. 833 Deed of Lease between Mackenzie District Council and Mitchell John Hammond. 1 July 2016.
5. 834 Licence to occupy land Clayton Road Realignment between Mackenzie District Council and CS Anderson Limited. 28 July 2016.
6. 835 Deed of Lease for Domain Land between Mackenzie District Council and Peter Roland Johnson. 14 July 2016.
7. 836 Deed of Lease from Hut 7 Limited between Mackenzie District Council and Catherine Dymock Bach. 15 September 2016.
8. Agreement in relation to Alps2Ocean Joint Committee between Mackenzie District Council and Waimate District Council. 19 September 2016.

CARRIED

9 COMMUNITY BOARD RECOMMENDATIONS**9.1 MINUTES OF TWIZEL COMMUNITY BOARD MEETING - 19 SEPTEMBER 2016****RESOLUTION 2016/24**

Moved: Cr Paul Hannagan

Seconded: Cr Russell Armstrong

1. That the Minutes of the Twizel Community Board Meeting held on Monday 19 September 2016 be received and the recommendations therein be adopted.

CARRIED

TWIZEL ARTS COUNCIL REQUEST:

Resolved: That the Twizel Community Board note the request from The Twizel Arts Council and asked Mr Nixon to supply the Twizel Community Board with more information.

Chair/ Pat Shuker

TWIZEL SPORTS DEVELOPMENT BOARD:

Resolved: That the Community board note the application and further information including a grants application form be completed.

Cr Armstrong/ Pat Shuker

9.2 MINUTES OF TEKAPO COMMUNITY BOARD MEETING - 19 SEPTEMBER 2016**RESOLUTION 2016/25**

Moved: Cr Anne Munro

Seconded: Cr Stuart Barwood

1. That the Minutes of the Tekapo Community Board Meeting held on Monday 19 September 2016 be received.

CARRIED

9.3 MINUTES OF FAIRLIE COMMUNITY BOARD MEETING - 3 OCTOBER 2016**RESOLUTION 2016/26**

Moved: Cr Chris Clarke

Seconded: Cr Russell Armstrong

1. That the Minutes of the Fairlie Community Board Meeting held on Monday 3 October 2016 be received and the recommendations therein be adopted.

CARRIED

RIDDLE STREET ONE WAY TRIAL:

Resolved:

1. The Fairlie Community Board ask Mr Nixon and Mr Haar to meet on site with Cr Jackson to discuss a narrower footpath or pavers.

Cr Jackson/ Trish Willis

FAIRLIE CAMPING GROUND:

Resolved:

1. That the Fairlie Community Board support the proposed building at the Fairlie Camping Ground in principle.

Les Blacklock/ Cr Jackson

TOWN PROJECTS TEMPLATE:

Resolved: that the current Fairlie Community Board recommend to the incoming community board use the Town Projects Template.

Cr Jackson/ Les Blacklock

10 RECEIVE COMMITTEE MINUTES

10.1 MINUTES OF FINANCE COMMITTEE - 4 OCTOBER 2016

RESOLUTION 2016/27

Moved: Cr Russell Armstrong

Seconded: Cr James Leslie

1. That the Minutes of the Finance Committee meeting held on Tuesday 4 October 2016 be received and noted.

CARRIED

11 CONFIRM COUNCIL MINUTES

11.1 MINUTES OF COUNCIL MEETING - 4 OCTOBER 2016

RESOLUTION 2016/28

Moved: Cr Russell Armstrong

Seconded: Cr James Leslie

1. That the Minutes of the Council Meeting held on Tuesday 4 October 2016 be received and the recommendations therein be adopted, including such parts as were taken with the public excluded.

CARRIED

11.1 MINUTES OF COUNCIL MEETING - 25 OCTOBER 2016**RESOLUTION 2016/29**

Moved: Cr Anne Munro

Seconded: Cr Chris Clarke

1. That the Minutes of the Council Meeting held on Tuesday 25 October 2016 be received and the recommendations therein be adopted.

CARRIED*With the following correction:*

Paul HANNAGAN

11.2 MINUTES OF COUNCIL MEETING - 31 OCTOBER 2016**RESOLUTION 2016/30**

Moved: Cr James Leslie

Seconded: Cr Paul Hannagan

1. That the Minutes of the Council Meeting held on Monday 31 October 2016 be received and the recommendations therein be adopted.

CARRIED**12 ADJOURNMENTS**

The Mayor performed a swearing in ceremony for three elected Community Board Members.

Those persons who as a result of the elections held during the period commencing on Friday 16 September 2016 and ending on Saturday 8 October 2016, was duly elected As Community Board members of the Mackenzie District, will be requested to make and sign a declaration as required by the provisions of Clause 14, Schedule 7 of the Local Government Act 2002.

Stella SWENEY – Tekapo Community Board
Norman GEARY – Twizel Community Board
Jacqui DE Buyzer – Twizel Community Board

The meeting adjourned at 10:30am for morning tea and reconvened at 11:06am.

The meeting adjourned at 12:10pm for lunch and reconvened at 12:50pm.

8.3 PROPOSED SALE OF STRATEGIC LAND

PURPOSE OF REPORT

To gauge Council's interest in selling a piece of Recreational P land to Genesis Energy Ltd to allow Genesis to undertake seismic strengthening of the structures at Lake Tekapo.

The Mayor welcomed Mr Stevens, Mr Campbell and Ms Watson representing Genesis Energy to the meeting.

Mr Stevens spoke to Council regarding the purchase of a Recreational P Council Piece of Land to allow for Genesis Energy Ltd to undertake seismic strengthening of the structure at Lake Tekapo. Mr Stevens used the aid of a PowerPoint Presentation.

Mr Morris provided background information.

Cr Munro asked for clarification regarding the visibility of the structure above ground in relation to the present structure. Mr Campbell said the structure will be 6 metres from the surrounding ground height and approximately 2.5-3 metres higher than the current structure. He said it will still be significantly lower than Lakeside Drive.

Cr Clarke asked why the control gate was proposed to be located at this point rather than at the bottom near the Power Station.

Mr Campbell replied the primary consideration is technical. He said the area is very technically difficult to strengthen which creates the financial impact.

Mr Campbell added the control gate is the best place to manage the hazard that may exist.

The Mayor asked if the walkway along Lakeside Drive would be maintained. Mr Campbell said Genesis Energy would undertake to re-establish the walking track and if it had to be across the Genesis Energy land then it would be.

Mr Steven's noted the excavation down to the tunnel is extensive requiring a large amount of area, this area will also be required for future maintenance access. Mr Campbell added there current plans are not to fence the area or erect a barrier, the walkway would exist or be slightly deviated and access to the land would not be prevented.

Cr Armstrong highlighted the blue area in the diagram and in the report would be requested as a temporary licence to occupy.

The Mayor asked how long the construction will take. Mr Stevens confirmed the construction would take 12 months in total. He noted the construction would be completed in two stages, Genesis Energy propose to excavate down to within 5 metres of the top of the tunnel in preparation. Then the Power Station would be taken out of service and the remaining of the excavation and construction of the gate and surrounding chamber would be completed.

Cr Armstrong asked what time of year the work would take place. Mr Stevens said the construct would take place over Summer because of the significant civil construction work required.

Ms Watson added the estimated start date would be September 2017 and the major digging work would take place towards Summer time.

Cr Leslie asked once construction was completed how Genesis Energy anticipate gaining access to the site from private land or Council land. If the land is sold access may be denied.

Mr Steven's said there is general access for all but not specifically for Genesis Energy. He added Genesis Energy had easement access over assets. Mr Barnett said there are access provisions within the site that are nonspecific allowing Genesis Energy to gain access to their facilities.

Cr Armstrong asked if a security fence would be erected around the perimeter of the land.

Mr Steven's said there is no current intention to fence the area off, access would be restricted during maintenance periods.

Cr Munro asked if there were any risks identified during construction that Council need to be made aware of.

Mr Steven said they are all covered in the consent application and are mostly concerning ground water management, excavation under mining requirements and traffic management.

Mr Steven said consultation will take place with all affected parties and the new Tekapo Community board and all others identified.

Mr Campbell said that billboards for information will be considered and have been in the past. He said he will pass on comments to the Environmental Team.

The Material from excavation will be deposited in a hollow pit area by Tekapo A Power Station, as outlined in the Resource Consent application, which will be lodge in the coming weeks, said Mr Campbell.

Cr Clarke asked what consideration had been given to other users of Lakeside Drive while construction work is underway.

Mr Campbell said Genesis Energy had reviewed vehicle transport within the Resource Consent monitoring vehicle movements per day. In terms of how that may affect businesses had not been investigated.

Mr Campbell referred to two outstanding questions seeking clarification before future discussions with Council and that is around the status of the sale and purchase of the land above Lakeside Drive to gain driver easement and to better understand the timeframes involved with working through the process that is required managing the transfer of recreational zoned land.

Mr Morris spoke to the report.

Cr Armstrong asked if Genesis Energy leasing the land was an option until the process is completed.

Mr Morris said leasing the land until the Long Term Plan is completed would still indicate sale of the land while still incurring costs for Genesis Energy and Council.

The risk being mitigated against is a 1 in 500 year event said Mr Campbell, he said it may seem a remote risk, it is a risk that must be managed and this is the best way. He added if the event occurred and the management of discharge water from the Lake was not contained there is potential for not just overflowing the canal but impacting on the health and safety of people and property. There are multiple exposures from an uncontrolled release and under the Dam Safety Guidelines and the Building Act the Dams and structures are classified and rated as to having to with stand significantly stronger and less frequent events.

Mr Campbell stated he would feel uncomfortable if the project was to be delayed two years.

The Mayor said more information is required and a possible workshop.

Mr Morris recommended Council gain valuation of the land and that Genesis Energy pay all subdivision and legal costs in relation to the sale.

The Mayor thanked Genesis Energy for their attendance and presentation.

The meeting adjourned at 12:15pm for lunch and workshop reconvened at 1:30pm

Cr Munro noted Council are supportive of the sale of the section of land to Genesis Energy. Council also acknowledge the importance of consulting well with the Community regarding the sale of land and that the evaluation of the section of land seems to be fair and reasonable.

Mr Barnett said Council recognise the risk of the work not being undertaken. He added Genesis Energy are an important part of the Community and a Ratepayer and in general the Council is supportive of potentially making land available so Genesis Energy can undertake the work. Council also recognises there is some commercial value with the sale of the land and the adjacent land and it is appropriate that Council engages in an appropriate commercial arrangement in relation to that.

Councillors believe that the appropriate Community consultation is required to take place and understand that the resource consent requirements will include community consultation specifically consultation with the Tekapo Community Board.

The Meeting closed at 1:36pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on .

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CHAIRPERSON